

For Lease




STREAM

 FIDELITY
REAL ESTATE GROUP, INC.

Brentwood Highlands
783 OLD HICKORY BLVD | BRENTWOOD, TN



Enjoy working in the heart of Brentwood.

Brentwood Highlands

Brentwood Highlands is located in the heart of Brentwood, TN, just 11 miles south of Nashville. Located right off of I-65, Brentwood is considered one of the most desirable suburban locations in Tennessee. The city is also known for its strong business community and high standard of living.

With its newly renovated lobby, restrooms, common area, and signage, along with ample parking and a variety of local amenities, Brentwood Highlands offer an excellent workplace.



PROPERTY HIGHLIGHTS



70,000 SF building



755 to 5,326 SF available



5/1,000 parking ratio



Renovated lobby, restrooms, common corridors, and interior signage



Exterior renovations planned for 2024



Fiber optics connection available





The Neighborhood





Neighborhood Amenities

Restaurants

LongHorn Steakhouse	The Poki
Firebirds Wood Fired Grill	Smoothie King
Corner Pub	Chopt Creative Salad Co.
The Well Coffeehouse	Jason's Deli
Firehouse Subs	Blaze Pizza
Waffle House	MOOYAH
Wendy's	Madai Korean & Sushi
Just Love Coffee Cafe	Clean Juice
The Perch	Sonic Drive-In
Corky's Ribs & BBQ	Maple Street Biscuit Company
Yard Birds Hot Chicken	Peace Love and Little Donuts
Judge Beans BBQ	Jeni's Splendid Ice Creams
The Local Taco	Chipotle Mexican Grill
Mazatlán Restaurant	Taziki's Mediterranean Cafe
Tacos 4 Life	Bluefin Sushi & Thai
Suki Sushi	Del Frisco's Grille
Fulin's Asian Cuisine	Baskin-Robbins
Panera Bread	E+ROSE Wellness Cafe
Juice Bar	Cinco De Mayo Mexican
McAlister's Deli	Golden pizza & Indian cuisine
Chick-fil-A	Uncle Julio's
Starbucks	Cold Stone Creamery
Puffy Muffin	First Watch Breakfast
Papa Johns Pizza	Chuy's

Hotels

Four Points by Sheraton
Holiday Inn Express & Suites
Best Western
AC Hotel by Marriott
Hampton Inn
Hilton Garden Inn
Brentwood Suites
Hilton
Hyatt Place
SpringHill Suites by Marriott

Retailers

Walgreens
Target
REI
The Fresh Market
FedEx Office
United States Postal Service
B & C Ace Hardware
Kroger
CVS

Fitness

Orangetheory Fitness
StretchLab
Cyclebar
F45 Training
55 South
Fitness Together
Neighborhood Barre
Bodyrok
CorePower Yoga
barre3
Manduu EMS Fitness

Area Demographics

10-MINUTE DRIVE-TIME RADIUS

24%

OF THE POPULATION
ARE MILLENNIALS

63%

OF RESIDENTS HAVE A BACHELOR'S,
GRADUATE, OR PROFESSIONAL DEGREE

\$168k

MEDIAN HOUSEHOLD
INCOME

75%

OF THE EMPLOYMENT
IS WHITE COLLAR



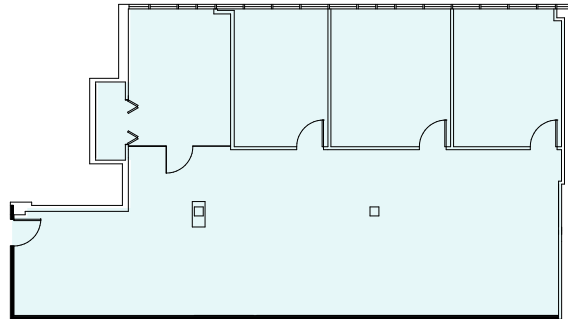
Floor Plans

Each suite has new energy efficient 2 x 4 LED lights, new 2x2 dune ceiling tiles, and new exterior signage.

 EAST WING  WEST WING

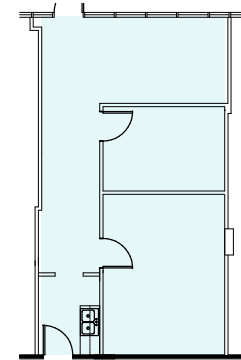
AVAILABLE

SUITE 255
2,175 SF



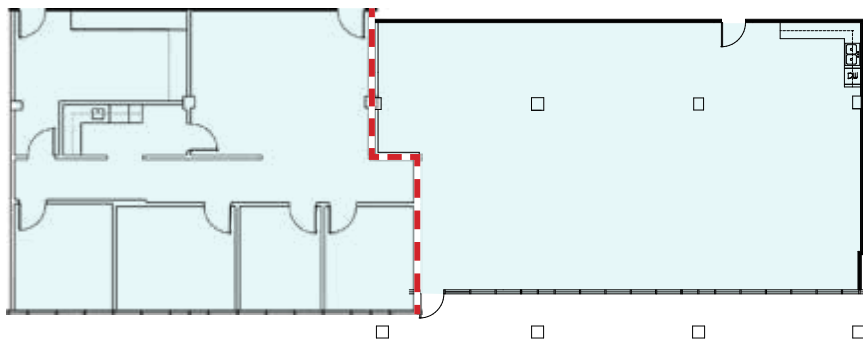
AVAILABLE

SUITE 257
766 SF



AVAILABLE

SUITE 260
1,692 SF



AVAILABLE

SUITE 262
2,291 SF

CAN BE COMBINED
FOR A TOTAL OF
3,983 SF



Floor Plans

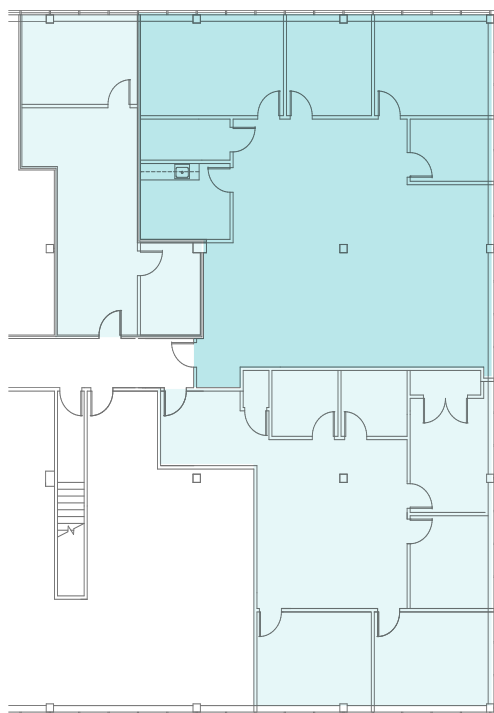
Each suite has new energy efficient 2 x 4 LED lights, new 2x2 dune ceiling tiles, and new exterior signage.

 EAST WING  WEST WING

AVAILABLE

SUITE 360
755 SF

CONTIGUOUS
4,923 SF



AVAILABLE

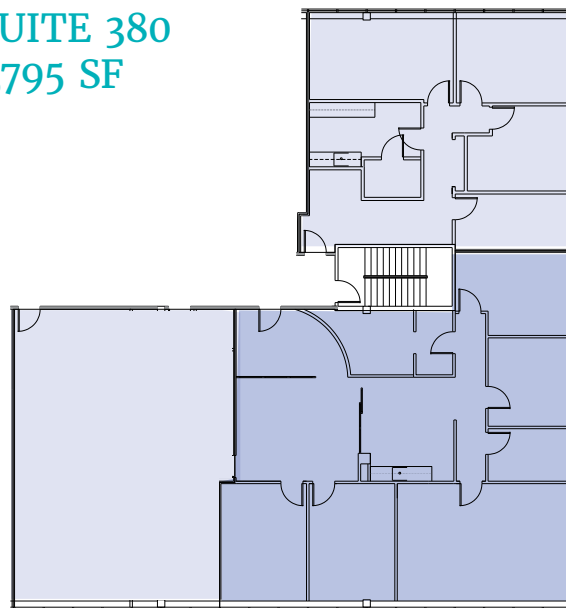
SUITE 390
2,377 SF

AVAILABLE

SUITE 380
1,795 SF

AVAILABLE

SUITE 303
1,427 SF



AVAILABLE

SUITE 335
1,425 SF

AVAILABLE

SUITE 320
2,474 SF

CONTIGUOUS
5,326 SF

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